



BOARD OF ADJUSTMENT MEETING MINUTES

THURSDAY FEBRUARY 13, 2025

5:30 P.M. – BOONE COUNTY COURTHOUSE, 4TH FLOOR CONFERENCE ROOM
201 STATE ST, BOONE, IA 50036

I. OPEN MEETING AND ROLL CALL

Nate Cottington
Steve Kieffer
Ruth Berglund
Sam Fisher
Holly Kilstrom

ATTENDANCE: Nate Cottington, Ruth Berglund, Sam Fisher and Holly Kilstrom

ABSENT: Steve Kieffer

ALSO, IN ATTENDANCE: Valerie Zrust, Weston Zrust, Katie Darby, Richard Darby, Steve Darby, Steph Paul, Jeremy Paul

II. APPROVAL OF MINUTES:

A. Approval of January 16, 2025

Ruth Berglund moved to approve the minutes

Seconded by Nathan Cottington

Voice vote—Unanimous

Motion Carried

III. APPROVAL OF AGENDA

Nathan Cottington moved to approve the agenda

Seconded by Ruth Berglund

Voice vote—unanimous

Motion Carried

IV. DISCLOSE CONFLICT OF INTEREST AND EX-PARTE COMMUNICATION

A. None

V. CITIZENS COMMENTS ON ITEMS NOT ON THE AGENDA (ADDITIONS TO AGENDA)

A. Discussion of Section 5.06 Standards for Approval were discussed.

VI. OPEN PUBLIC HEARING(S) AND CONSIDERATION OF APPLICATION(S)

Public Hearing opened at 5:41 p.m. by Chairman Sam Fisher

A. Application for Conditional Use Permit # 2025-CON-002 submitted by Katie Darby. Ms. Darby is requesting a Conditional Use Permit to allow for a camp ground to be located at 1066 Lamb Ln, Boone, Ia 50036.

Chairman Sam Fisher asked first for comments from the public.

Jeremy Paul was first to speak in regards to the request. Paul spoke in regards to the road maintenance stating Lamb Ln was a low maintenance road.

Chairman Sam Fisher noted the county would upgrade the maintenance on the road.

Paul was also concerned with emergency services. He stated Lamb Ln was a dead end road grid-locked by a train.

Valerie Zrust spoke in regards to excessive dust and smoke.

Katie Darby was present to speak in regards to the request. Darby stated she and her husband Richard had purchased the property with her in-laws Steve and Ann Darby. She stated their plan was to build 3, 2-bedroom 2-bathroom cabins and a lodge.

Public hearing closed by chairman Sam Fisher at 5:51 p.m.

The board members discussed the request.

Chairman Sam Fisher next asked for a motion.

Ruth Berglund moved to approve application for Conditional Use Permit # 2025-CON-002 submitted by Katie Darby.

Seconded by Nathan Cottington

Holly Kilstrom—yes

Sam Fisher—yes

Nathan Cottington—yes

Ruth Berglund—yes

Motion Carried

VII. UNFINISHED BUSINESS

- A. None

VIII. NEW BUSINESS

- A. Election of Officers
Postponed until all members are present

IX. DIRECTOR'S REPORT (PLANNING AND DEVELOPMENT DEPARTMENT)

- A. None

X. ADJOURNMENT

Ruth Berglund moved to adjourn

Seconded by Nathan Cottingham

Voice vote Unanimous

Motion Carried

Respectfully submitted

Wanda Cox